

# LOUDOUN COUNTY PLANNING COMMISSION

## ACTION SUMMARY

THURSDAY, FEBRUARY 19, 2009

6:00 P.M. PUBLIC HEARING

LOCATION: BOARD ROOM  
Govt. Center  
1<sup>st</sup> Floor

**Commissioners Present:** Peggy Maio, Chairman, Blue Ridge District; Erin Austin, Catoclin District; Sandra Chaloux, Dulles District; Michael Keeney, Sugarland Run District; Gigi Robinson, Leesburg District; Christeen Tolle, At Large.

**Commissioners Absent:** Chris Brodrick, Potomac District; Robert Klancher, Vice-Chairman, Broad Run District; Helena Syska, Sterling District.

**Staff Present:** John Merrithew, Assistant Director of Planning; Cindy Keegan, Program Manager, Community Planning; Patrick Ryan, Economic Development; Planners: Judi Birkitt, Michael Elabarger, Marchant Schneider; Nancy Bryan, Recording Secretary.

### 1. REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW LUCKETTS AGRICULTURAL AND FORESTAL DISTRICT

Mr. John Adams of 42540 Sinclair Lane, Lucketts, Virginia commented on the application. He stated that in 1979 he proposed the development of Ag Districts; however, four years ago he was eliminated from the District geographically. He is an active farmer who wants to be in the Ag District and believes there are many individuals in the County in the same situation. He suggested that staff look into a local ordinance similar to Fairfax that allows maintenance of smaller parcels, as the number of smaller farms of less than 20 acres is increasing nationally. He requested that the Commission explore alternative options.

Ms. Austin moved, seconded by Ms. Tolle, that the Planning Commission adopt a recommendation to modify the New Lucketts Agricultural and Forestal District (AFD) and to renew the District, as described in Attachments 2 and 4, for a term of 10 years and to require any subdivisions or adjustments to parcels in the district meet the current zoning requirements or a minimum of 20 acres, whichever is greater. (5-0-4, Brodrick, Keeney, Klancher, Syska absent). *Staff Contact: Patrick Ryan*

### 2. SPEX 2008-0046, ROMANOSKI RESIDENCE

Ms. Maio moved, seconded by Ms. Austin, that the Planning Commission forward SPEX 2008-0046, Romanoski Residence to a worksession for further discussion. (5-0-4, Brodrick, Keeney, Klancher, Syska absent). *Staff Contact: Judi Birkitt*

**3. SPEX 2008-0022, CIDER MILL KENNEL**

Ms. Maio moved, seconded by Ms. Chaloux, that the Planning Commission forward SPEX 2008-0022, Cider Mill Kennel, to a Planning Commission worksession for further discussion. (5-0-4, Brodrick, Keeney, Klancher, Syska absent).

*Staff Contact: Michael Elabarger*

**4. ZCPA 2007-0003, DULLES 28 CENTRE**

Ms. Chaloux moved, seconded by Ms. Austin, that the Planning Commission forward ZCPA 2007-0003 Dulles 28 Centre to a subsequent Planning Commission worksession for further discussion. (6-0-3, Brodrick, Klancher, Syska absent).

*Staff Contact: Marchant Schneider*

**WORKSESSION FOLLOWING THE PUBLIC HEARING:**

**1. ADMINISTRATIVE ITEMS**

- a. The Action Summary of February 5, 2009 was approved as amended. (6-0-3, Brodrick, Klancher, Syska absent).

**2. CPAM 2009-0001, ROUTE 28 KEYNOTE EMPLOYMENT POLICIES BRIEFING**

On February 3, 2009, the Board of Supervisors initiated a Comprehensive Plan Amendment (CPAM) to look at the Keynote policies of the General Plan, specifically as they relate to the Route 28 policies in Chapter 4 "Economic Development" and Chapter 6 "Suburban Policy Area". For properties planned for "Keynote Employment" on the Planned Land Use Map along the Route 28 Corridor from Route 7 to the Fairfax County line and between Atlantic Boulevard and Broad Run, the Plan Amendment will consider retaining or changing the current planned land use Keynote Employment designation.

The Board of Supervisors directed that the Planning Commission forward its recommendation to the Board within 180 days of approval of this item.

Items for further discussion include why landowners are not converting from the 1972 Zoning Ordinance to the 1993 Zoning Ordinance; a map depicting the pattern of existing and planned Keynote Employment countywide; underlying zoning that supports Keynote, Retail, and other uses in the District; conclusions of the retail studies for Route 7 and Route 50; Retail Overlay. *Staff Contact: Cindy Keegan*

### **3. BOARD OF SUPERVISORS WATER QUALITY PROTECTION OPTIONS**

The Board of Supervisors voted to pursue Chesapeake Bay “Option 1” as a possibility for getting water quality protection in the County. The Board directed staff to prepare a work program for the development and enactment of the regulations, directed the Planning Commission to work with stakeholder groups in the development of the regulations, and directed staff to coordinate with the BOS/PC Leadership prior to bringing back the work program and stakeholder outreach to the full Board for approval and final direction. *Staff Contact: Cindy Keegan*